



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: EOT-19195 APN: 125-27-113-007

Name of Property Owner: TVC, 707

Name of Applicant: Montecito Group

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

X Yes No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: Oscar Goodman

Partner(s): Frank Nielsen Robert Schulman

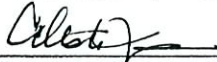
APN: See Attached

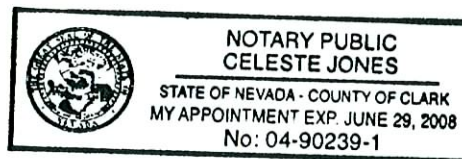
Signature of Property Owner: 

Print Name: Frank Nielsen

Subscribed and sworn before me

This 19th day of December, 2006


Notary Public in and for said County and State



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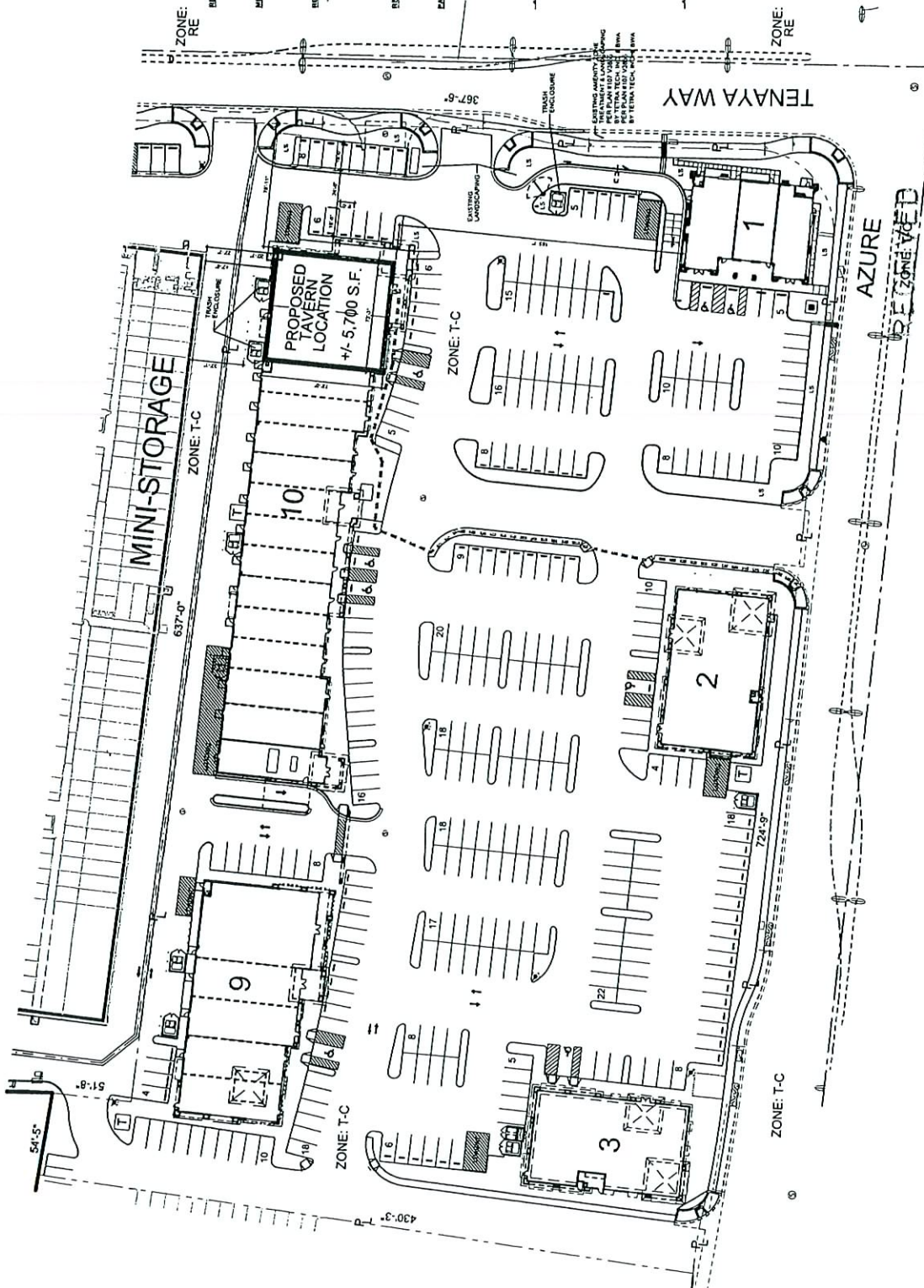
JAN 12 2007

Attachment

Oscar Goodman is an investor in a company called Tucson 738, LLC. This company was formed to acquire and develop a specific parcel of real property in Tucson, Arizona.

Tucson 738, LLC is managed by SFI-NIC, LLC, and SFI-NIC, LLC is managed by Frank Nielsen and Robert Schulman, and is owned by entities owned and controlled by Frank Nielsen and Robert Schulman.

EOT-19195
02-21-07 CC



SITE INFORMATION

ASSESSORS PARCEL NUMBER (APN) 125-27-113-007
 CURRENT ZONING T-C
 SITE AREA +/- 8.3 ACRES - 274,665 S.F.
 SITE COVERAGE - BUILDING +/- 13 ACRES - 5,700 S.F.
 PROPOSED BUILDING
 TENANT IMPROVEMENT AREA 5,700 S.F.

PARKING REQUIRED

RETAIL PARKING CALCULATION
 Total Parking Required per Las Vegas Zoning Ordinance - 1 space/250 sq ft
 Total Parking for Retail = 23,187/250 = 92.75
 100% 30 spaces

MULTI-USE/RETAIL/RESTAURANT CALCULATIONS
 80% minimum 5,000 sq ft of Shopping Center (per Las Vegas Zoning Ordinance) = 1 space/200 sq ft
 80% minimum 5,000 sq ft of Office Building (per Las Vegas Zoning Ordinance) = 1 space/200 sq ft
 80% minimum 5,000 sq ft of Restaurant (per Las Vegas Zoning Ordinance) = 1 space/200 sq ft
 Total Parking for Multi-Use = 23,187/200 = 115.94
 100% 116 spaces

RESTAURANT PARKING CALCULATION AND DRIVE THRU
 1 space/100 sq ft of Restaurant (per Las Vegas Zoning Ordinance) = 1 space/100 sq ft
 1 space/100 sq ft of Drive Thru (per Las Vegas Zoning Ordinance) = 1 space/100 sq ft
 Total Parking for Restaurant and Drive Thru = 23,187/100 = 231.87
 100% 232 spaces

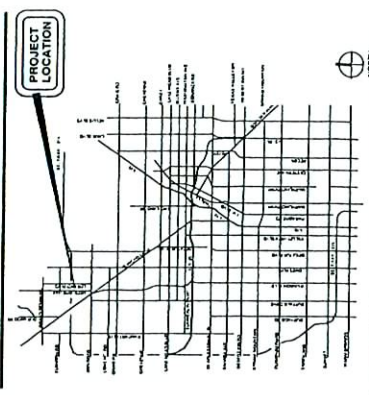
RESTAURANT PARKING CALCULATION WITH DRIVE THRU
 1 space/100 sq ft of Restaurant (per Las Vegas Zoning Ordinance) = 1 space/100 sq ft
 1 space/100 sq ft of Drive Thru (per Las Vegas Zoning Ordinance) = 1 space/100 sq ft
 Total Parking for Restaurant with Drive Thru = 23,187/100 = 231.87
 100% 232 spaces

PARKING SURROUND REQUIREMENTS
 Total Parking for Surround = 23,187/100 = 231.87
 100% 232 spaces

OWNER

TENAYA VILLAGE, LLC
 1200 S. Tenaya Way, Suite 120
 Las Vegas, NV 89102
 Contact: Nick Hanson, Joe Gresham
 Phone: P 702.798.5111 F 702.892.7784

VICINITY MAP



Date: 12/16/05
 Project No: 04-125 ASRS
 Scale: 1" = 30'-0"

PROJECT LOCATION

Vedolago Peltch AIA
 2445 S. Rainbow Blvd.
 Suite 203
 Las Vegas, NV 89118
 Phone: (702) 951-0200
 Fax: (702) 951-0202

0 15 30 60 90

Tenaya Village - Phase I

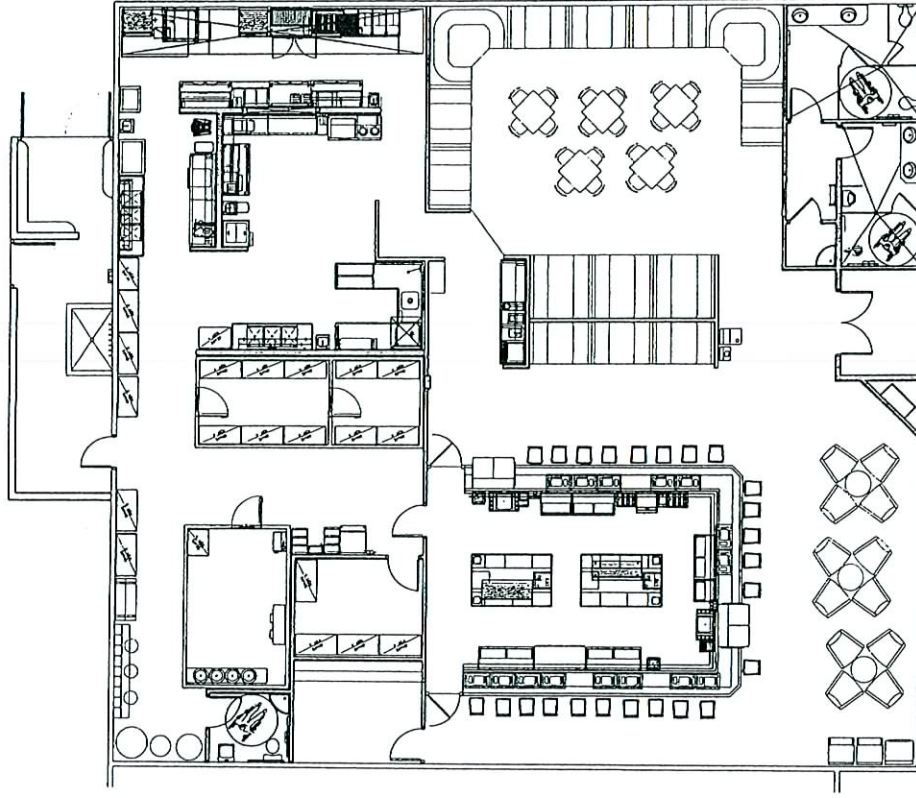
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NW Corner of Azure Drive & Tenaya Way - 7220 W Azure Drive Las Vegas, NV 89130

SITE PLAN

EOT-19195

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EOT-19195
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Floor Plan

Scale: 3/16" = 1'-0"
BBDC Project No.: XXXXA
Version 1

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Schematic Design Package
December 16, 2005

Tavern at Tenaya Village Center
Tenaya and Azure, Las Vegas, Nevada